

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N # 2002-1H-348-P

23 August 2002

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

SMITH LAND COMPANY
C/O THE EARTHWORKS GROUP
658 WACHESAW DRIVE
MURRELLS INLET, SOUTH CAROLINA 29576

for a permit to construct a marina adjacent to the

SAMPIT RIVER

located on a 41.4-acre tract, southeast of the U.S. Highway 17 Sampit River Bridge, Georgetown, Horry County, South Carolina (Latitude: 33.35752°, Longitude: 79.28904°). Please contact project manager, Travis Hughes, at 843-329-8044 or 866-329-8187 for access to the site.

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 23 SEPTEMBER 2002

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a marina by excavating a canal through uplands and connecting to navigable waters to construct dock facilities. In detail, the applicant proposes to excavate approximately 88,734 cubic yards of material from uplands to create a canal, 90 feet wide by 1,717 feet long, with a project depth of -8.0 feet mean sea level (msl). Connection of the excavated canal will involve excavation of 0.27-acre of tidal marsh and navigable waters of the U.S. Construction of the canal will be performed by sequentially excavating the interior to project specifications, driving sheet pile along the canal corridor, and excavating the connection. All excavated material will be placed in uplands and either utilized on site or disposed of at an authorized location.

There are 35 proposed dock facilities that are a combination of three individual fixed/floating/boatlift configurations. Additional dock and walkway facilities consist of four fixed pier-head/walkway configurations. All proposed dock/walkway facilities are indicated in the project plans. All proposed bridge construction and 0.09-acre impact for vegetative clearing of wetlands associated with the construction and are exempt from Department of the Army permit requirements.

The applicant has proposed as compensatory mitigation to preserve 16.7 acres of wetlands on site enhanced by a 25' average upland buffer. The applicant has proposed that landscape provisions be included for the upland buffer adjacent to the Sampit River. As part of the mitigation plan, the applicant has proposed to excavate 0.62-acre of upland adjacent to salt marsh and replant to facilitate salt marsh creation. The purpose of the proposed project is to construct a marina to provide private recreational water and boat access to a residential community.

NOTE: The applicant has provided a copy of the Operations and Maintenance Manual for the proposed project. It is available for review at the address listed below, Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., by appointment only. Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

REGULATORY DIVISION
Refer to: P/N # 2002-1H-348-P

23 August 2002

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Travis G. Hughes
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

Legend

- 2000 Centerline Data
- 2000 Parcel Data
- SITE**

Sheet 1 of 27

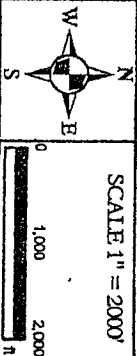
FIGURE 1

RIVERSIDE MARINA SITE VICINITY MAP

GEORGETOWN COUNTY
SOUTH CAROLINA

2000 Parcel and Centerline Data Courtesy
Georgetown Co. GIS Dept. USGS
Topographic Quadrangle DRG Imagery
Courtesy SC/DNR

SCALE 1" = 2000'

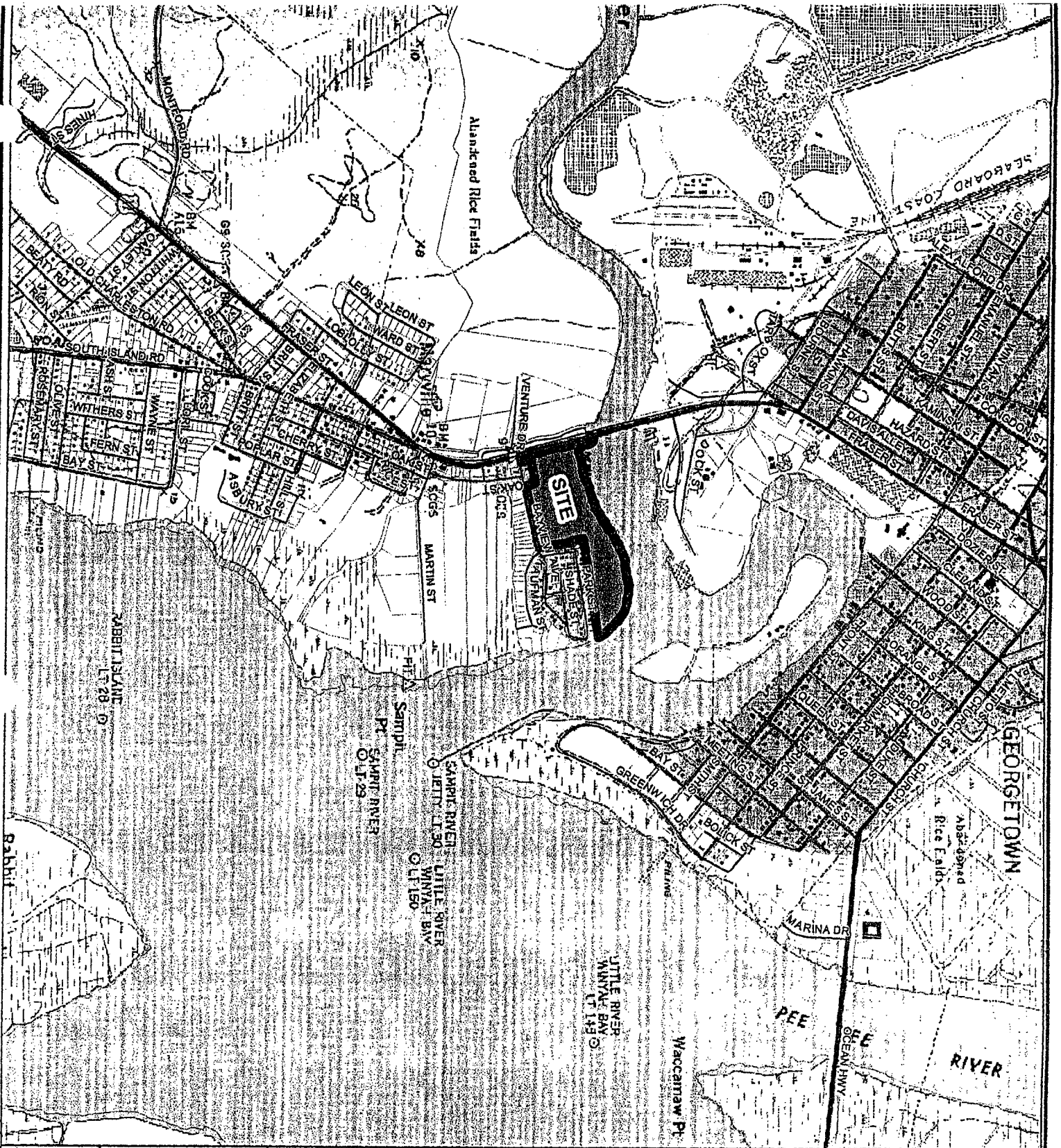


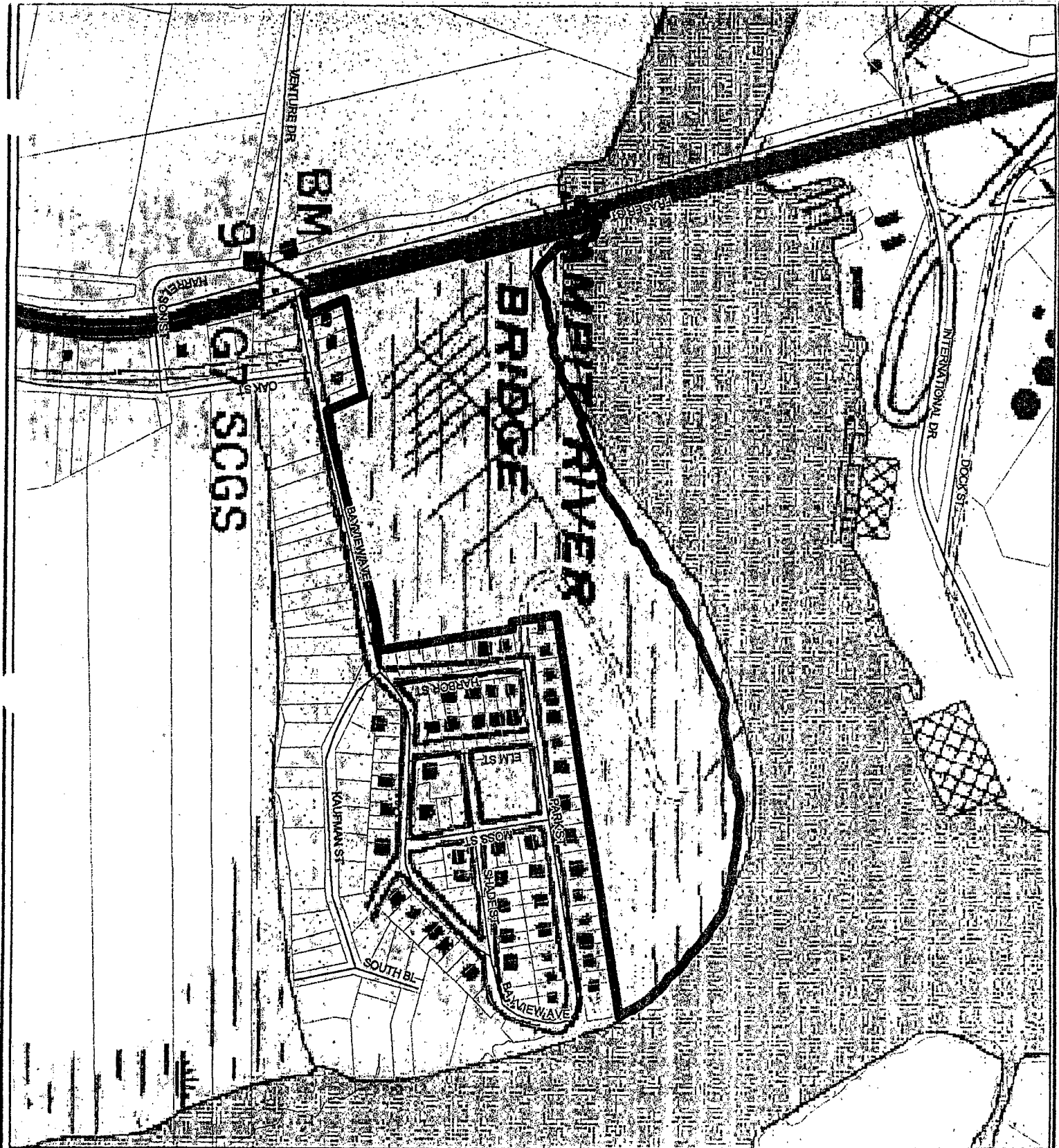
Prepared For:



USACO
69-A Haggood Ave
Charleston, SC 29403-8044

658 Wachsear Rd.
Marionville, SC 29576
843-651-7900 Phone
843-651-7903 Fax
www.eastworksgis.com





Legend

- 2000 Centerline Data
- SITE
- 2000 Parcel Data

Sheet 2 of 27

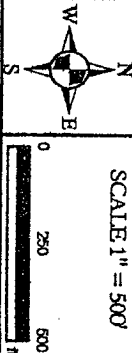
FIGURE 3

RIVERSIDE MARINA SITE MAP

GEORGETOWN COUNTY
SOUTH CAROLINA

2000 Parcel and Centerline Data Courtesy
Georgetown Co. GIS Dept. USGS
Topographic Quadrangle DPG Imagery
Courtesy SCDMR.

SCALE 1" = 500'



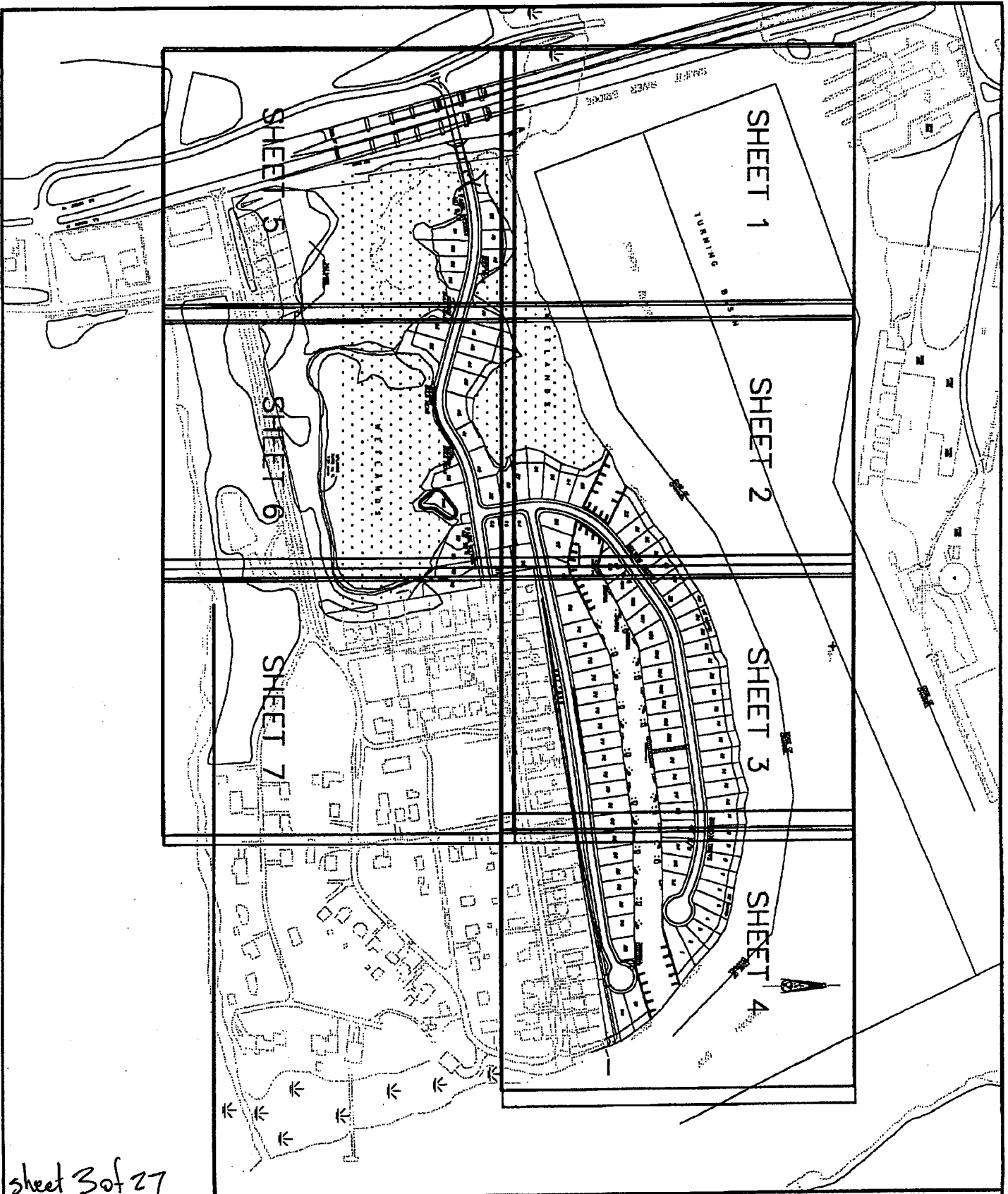
Prepared For:



USACOE
69-A Haygood Ave
Charleston, SC 29403-8044

658 Wachusett Rd.
Narragansett, SC 29576
843-651-7900 Phone
843-651-7903 Fax
www.usace.com





sheet 3 of 27

SAMPIT POINT
RIVERSIDE SUBDIVISION
US HIGHWAY 17, GEORGETOWN COUNTY
PREPARED FOR
DONALD SMITH

MASTER SITE PLAN

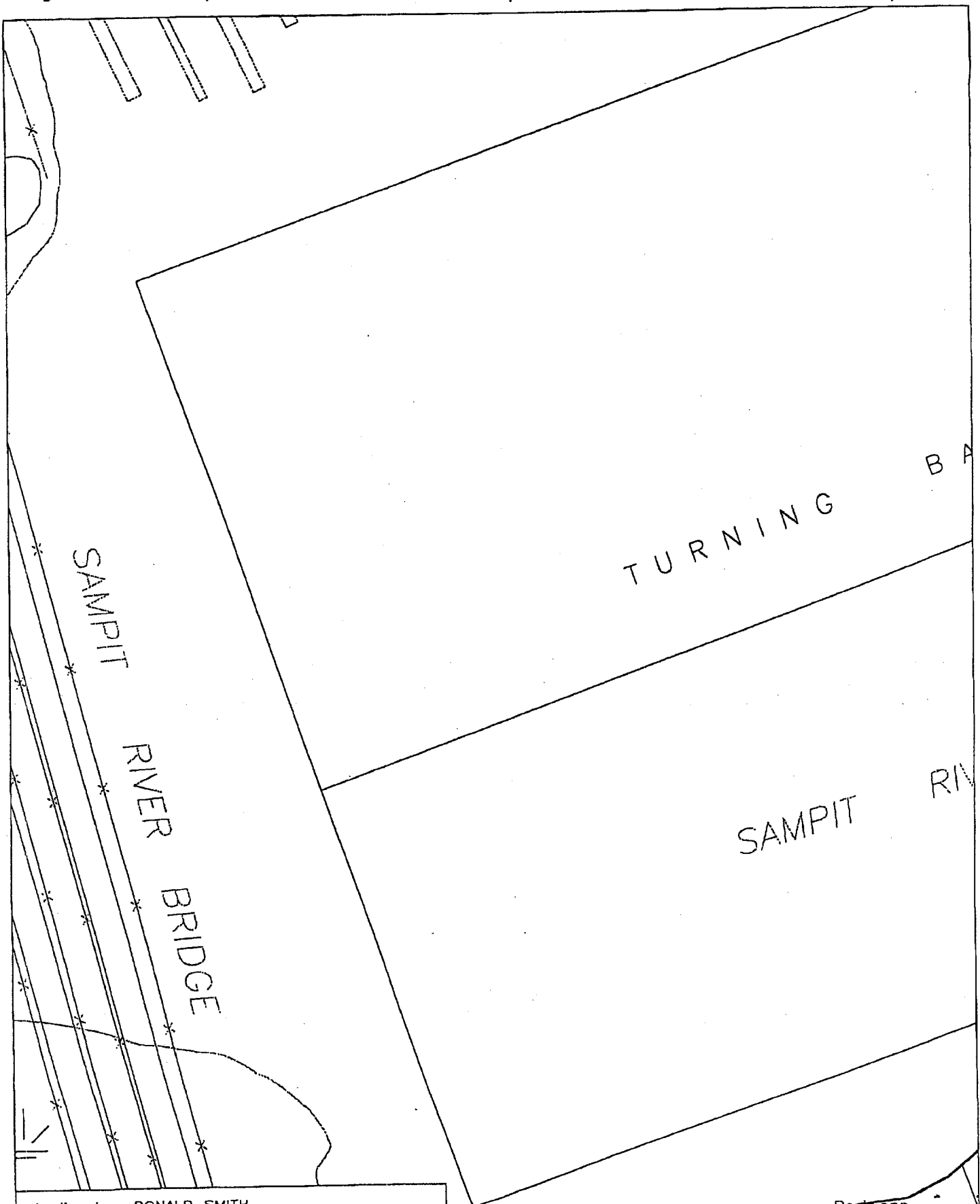


REVISIONS, SUBMITTALS & REVISIONS

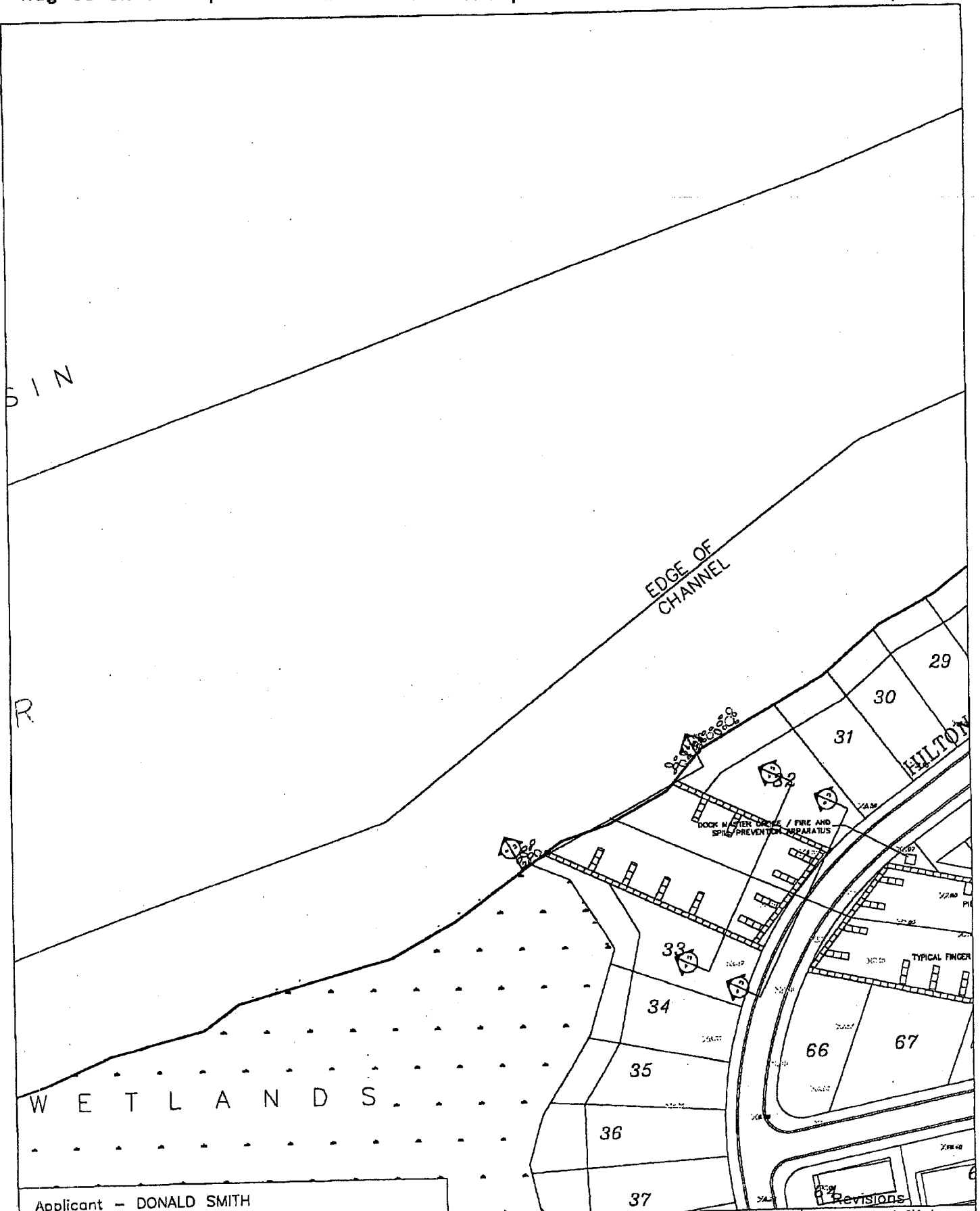
NO.	DATE	DESCRIPTION	BY	CHK
1	8/14/2002	RECOMMENDED MARSH FOR ADJUT. LOTS		



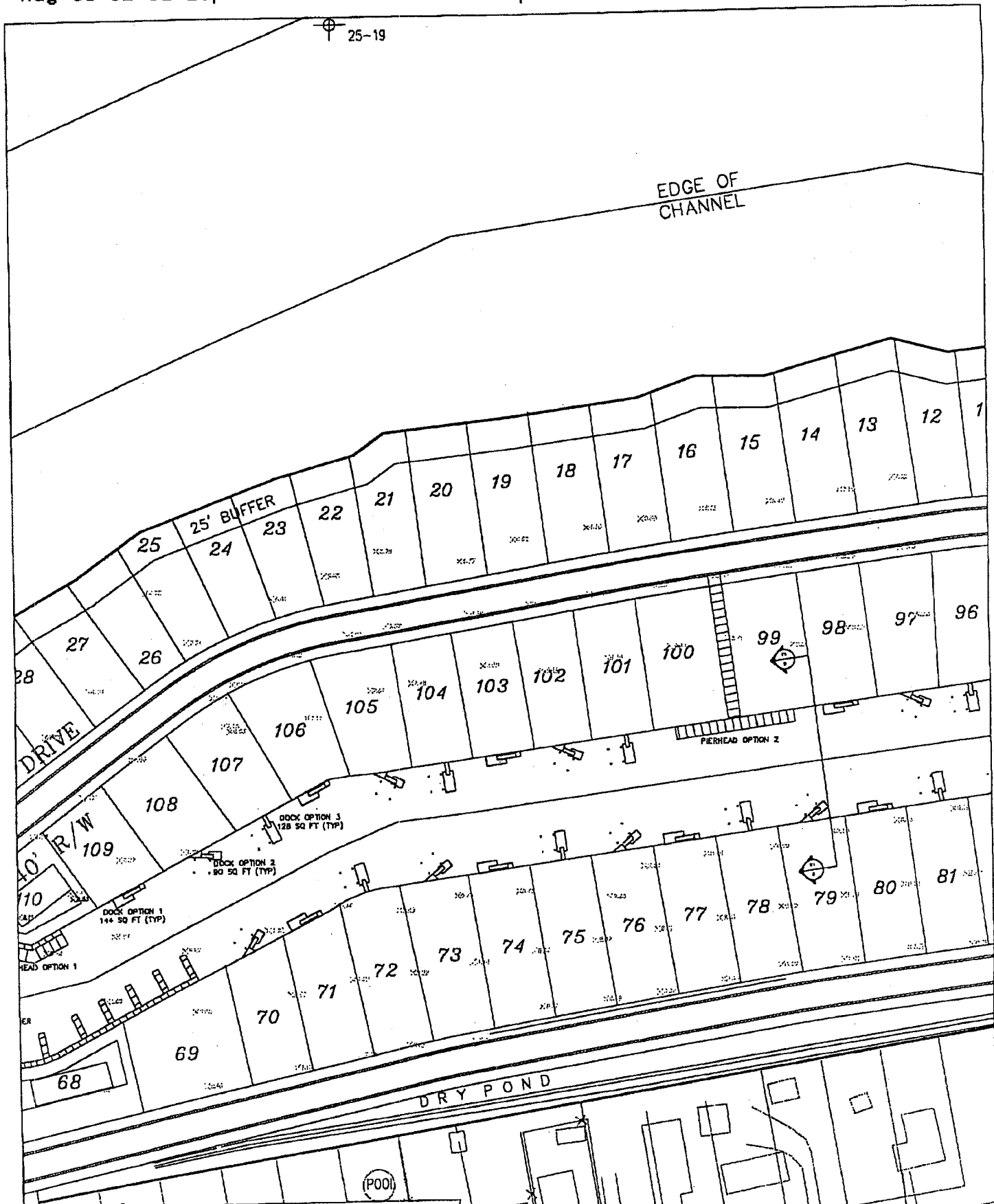
808 BRIDGESIDE ROAD
MILWAUKEE, WI 53214
843/651-7903
843/651-7903 FAX
www.earthworksgroup.com



Applicant - DONALD SMITH		Revisions	
Date: AUG. 8, 2002	Scale: 1" = 100'	Project Title: SAMPIT POINT, RIVERSIDE S/D	Date 08/8/02 Initials JRH
Application #	Sheet 4 of 27	Project Location - US HIGHWAY 17 GEORGETOWN COUNTY, SC	



Applicant - DONALD SMITH		Project Title: SAMPIT POINT, RIVERSIDE S/D	
Date: AUG. 8, 2002	Scale: 1" = 100'	Project Location - US HIGHWAY 17	
Application #	Sheet 5 of 27	GEORGETOWN COUNTY, SC	



Applicant - DONALD SMITH

Date: AUG. 8, 2002

Scale: 1" = 100'

Project Title: SAMPIT POINT, RIVERSIDE S/D

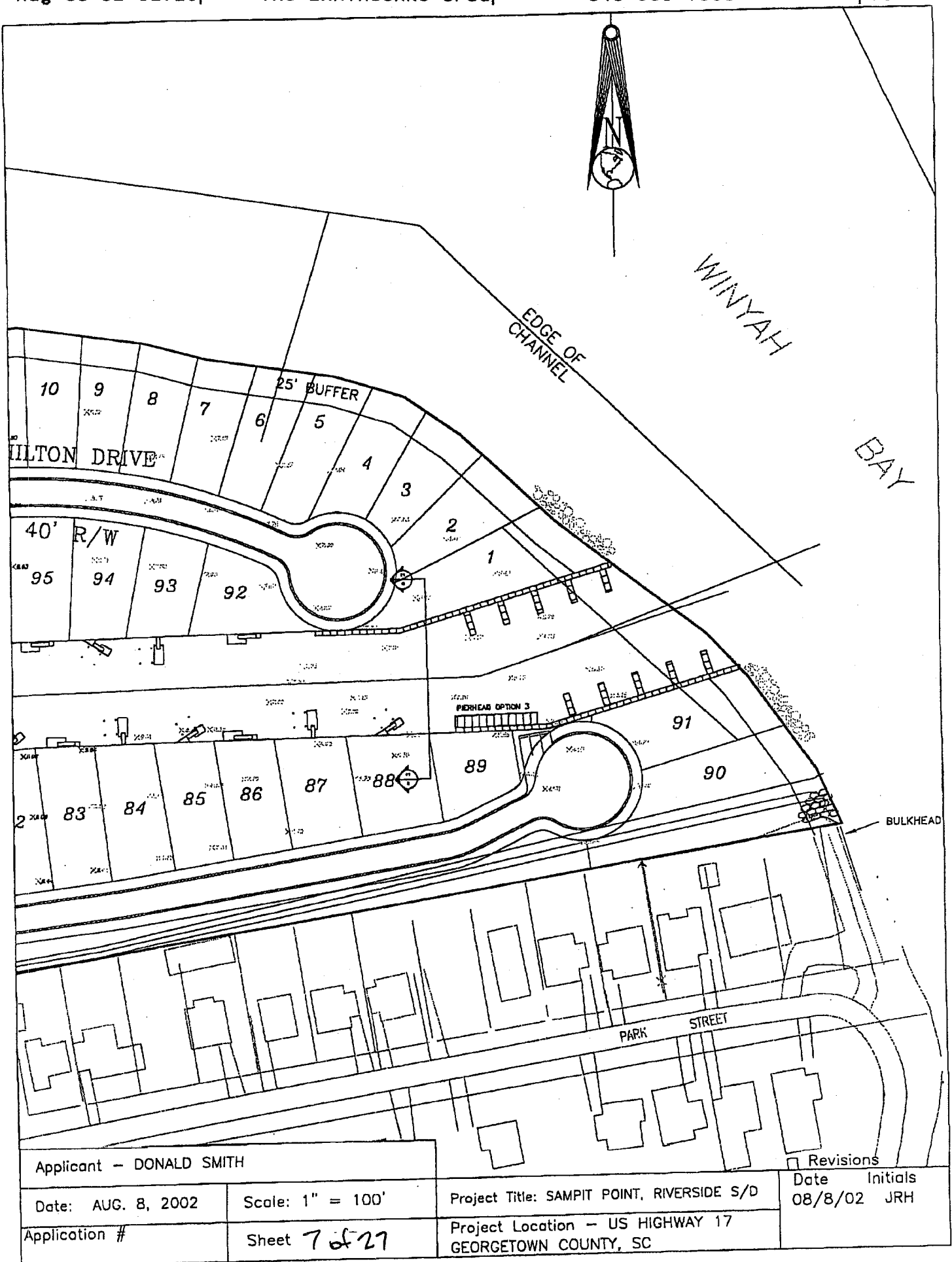
Revisions

Date Initials
08/8/02 JRH

Application #

Sheet 6 of 27

Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC



Applicant - DONALD SMITH

Date: AUG. 8, 2002

Scale: 1" = 100'

Project Title: SAMPIT POINT, RIVERSIDE S/D

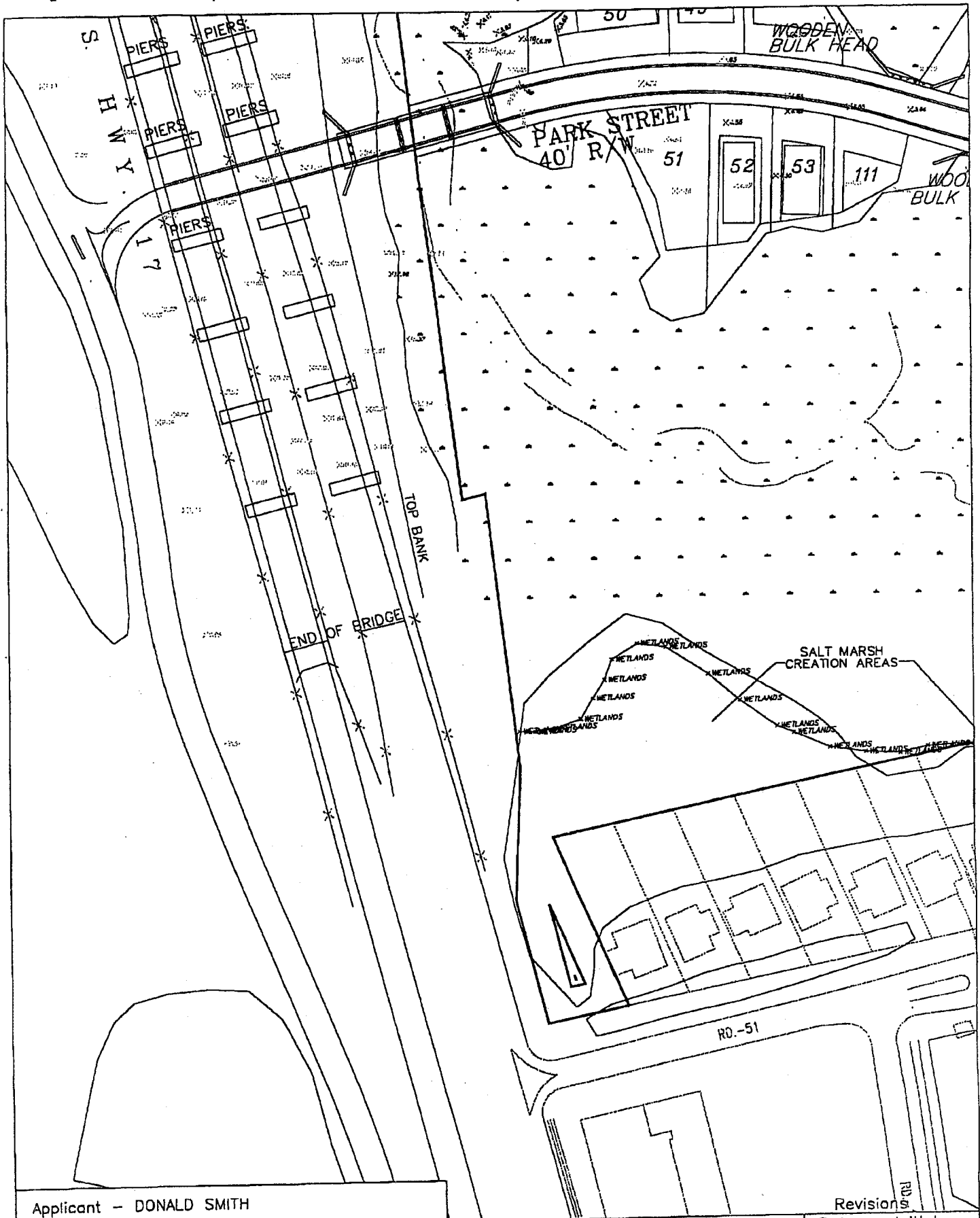
Revisions

Date 08/8/02 Initials JRH

Application #

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Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC



Applicant - DONALD SMITH

Date: AUG. 8, 2002

Scale: 1" = 100'

Project Title: SAMPIT POINT, RIVERSIDE S/D

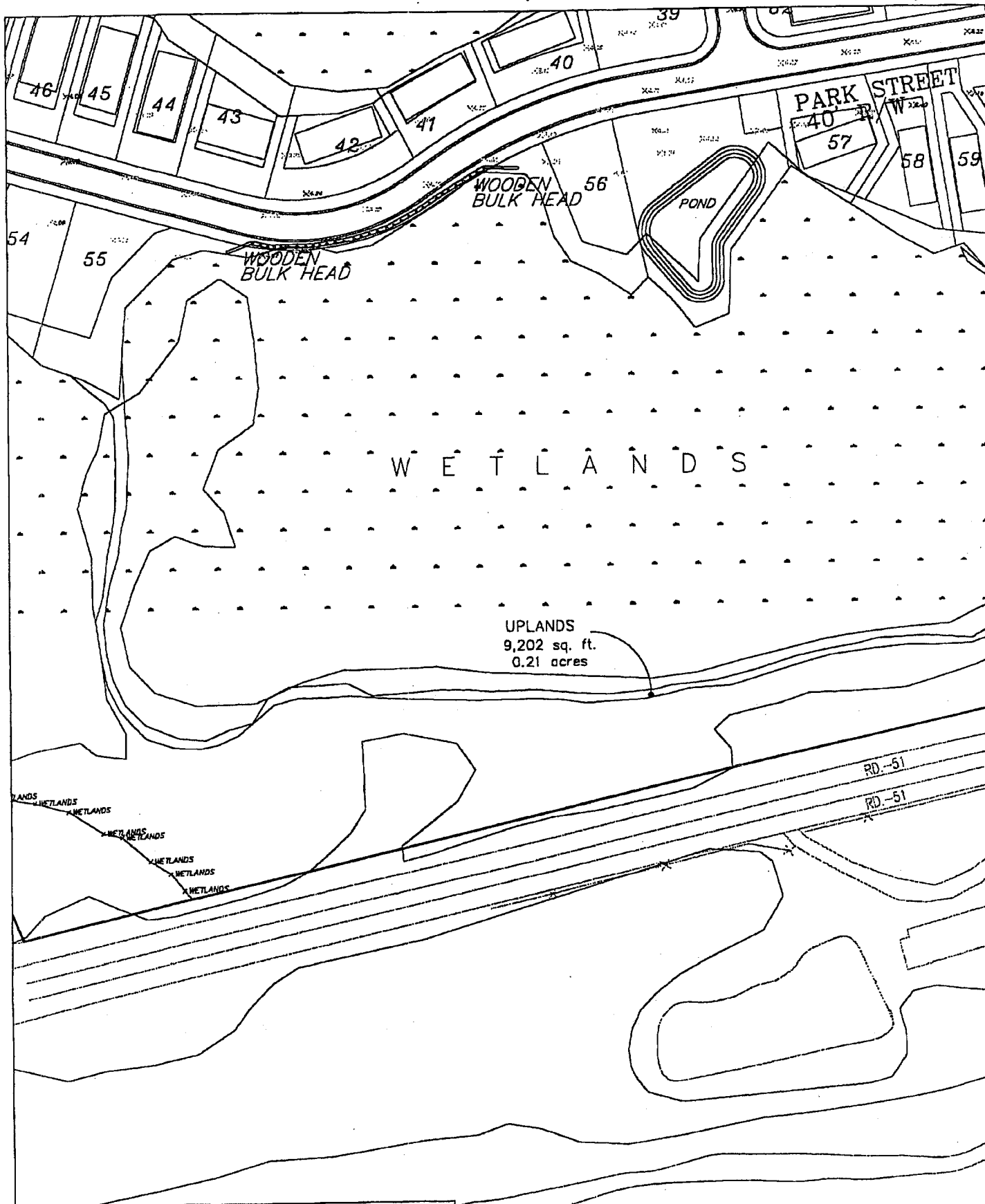
Application #	
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Sheet 8 of 27

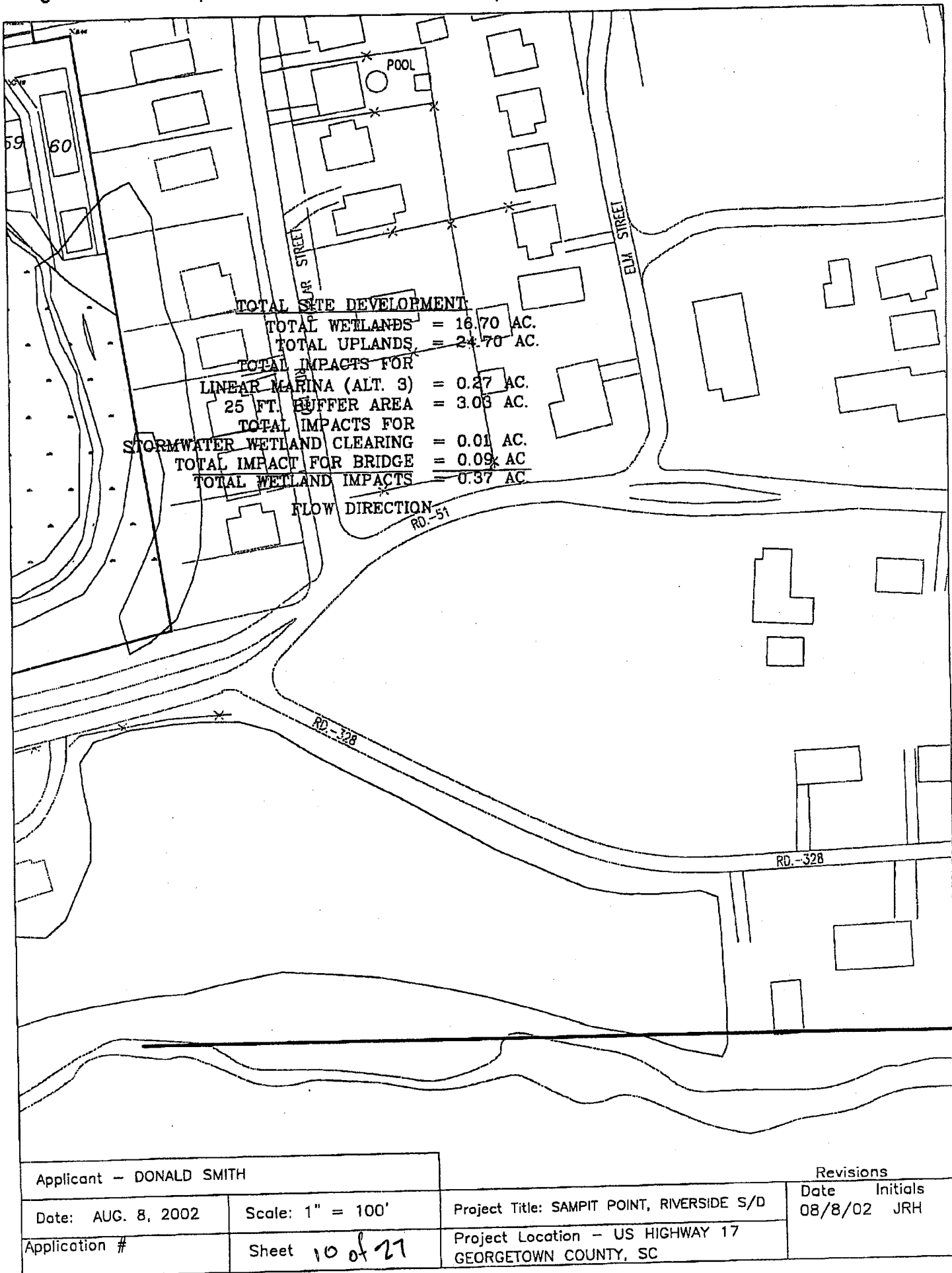
Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC

Revisions:

Date	Initials
08/8/02	JRH



Applicant - DONALD SMITH		Revisions	
Date: AUG. 8, 2002	Scale: 1" = 100'	Project Title: SAMPIT POINT, RIVERSIDE S/D	Date: 08/8/02 Initials: JRH
Application #	Sheet 9 of 27	Project Location - US HIGHWAY 17 GEORGETOWN COUNTY, SC	



Applicant - DONALD SMITH

Revisions

Date: AUG. 8, 2002

Scale: 1" = 100'

Project Title: SAMPIT POINT, RIVERSIDE S/D

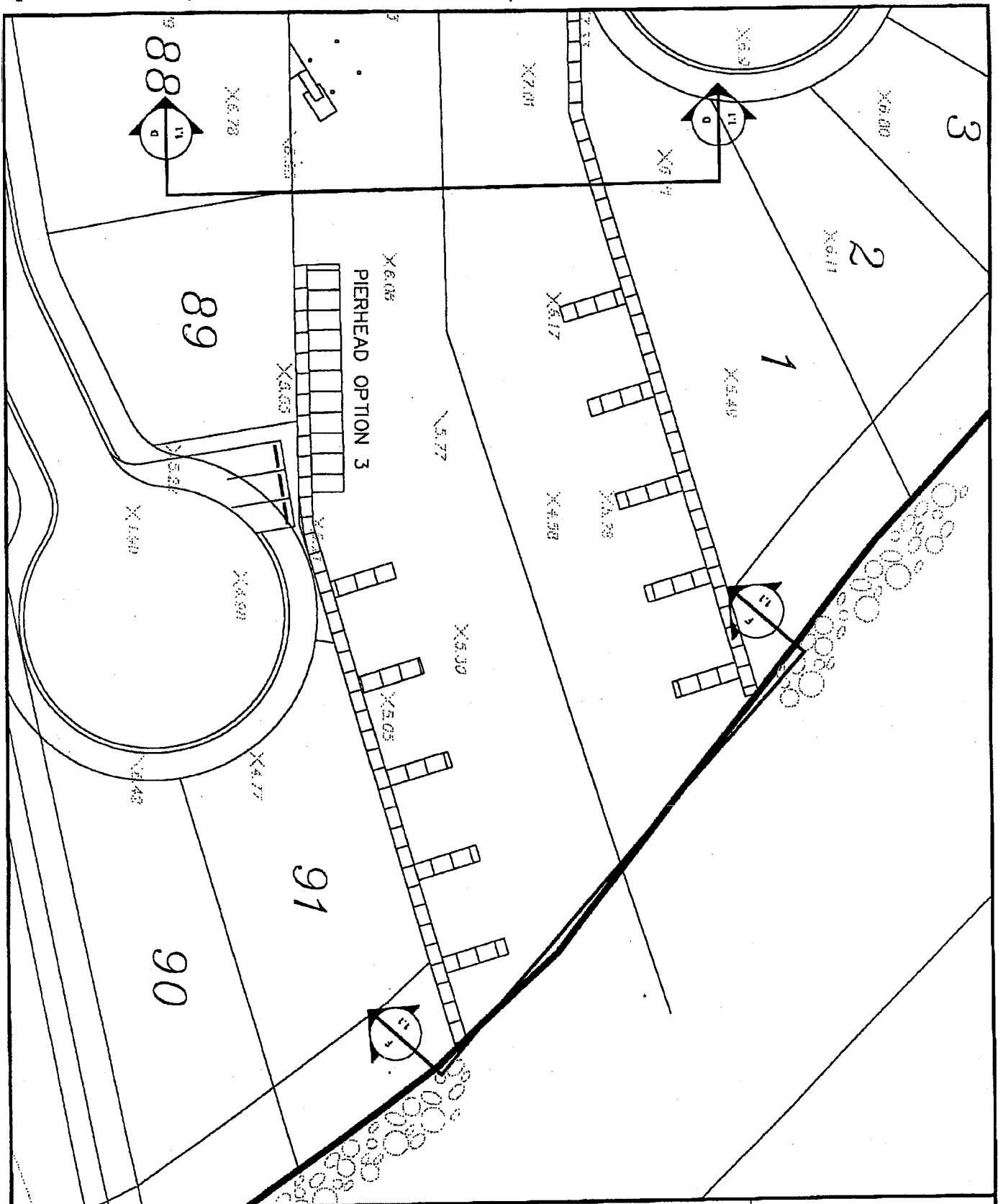
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08/8/02 JRH

Application #

Sheet 10 of 27

Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC





SAMPIT POINT
RIVERSIDE SUBDIVISION
US HIGHWAY 17, GEORGETOWN COUNTY
PREPARED FOR
DONALD SMITH

F	SECTION LOCATIONS
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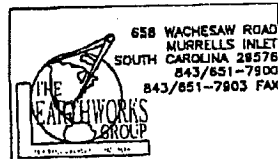
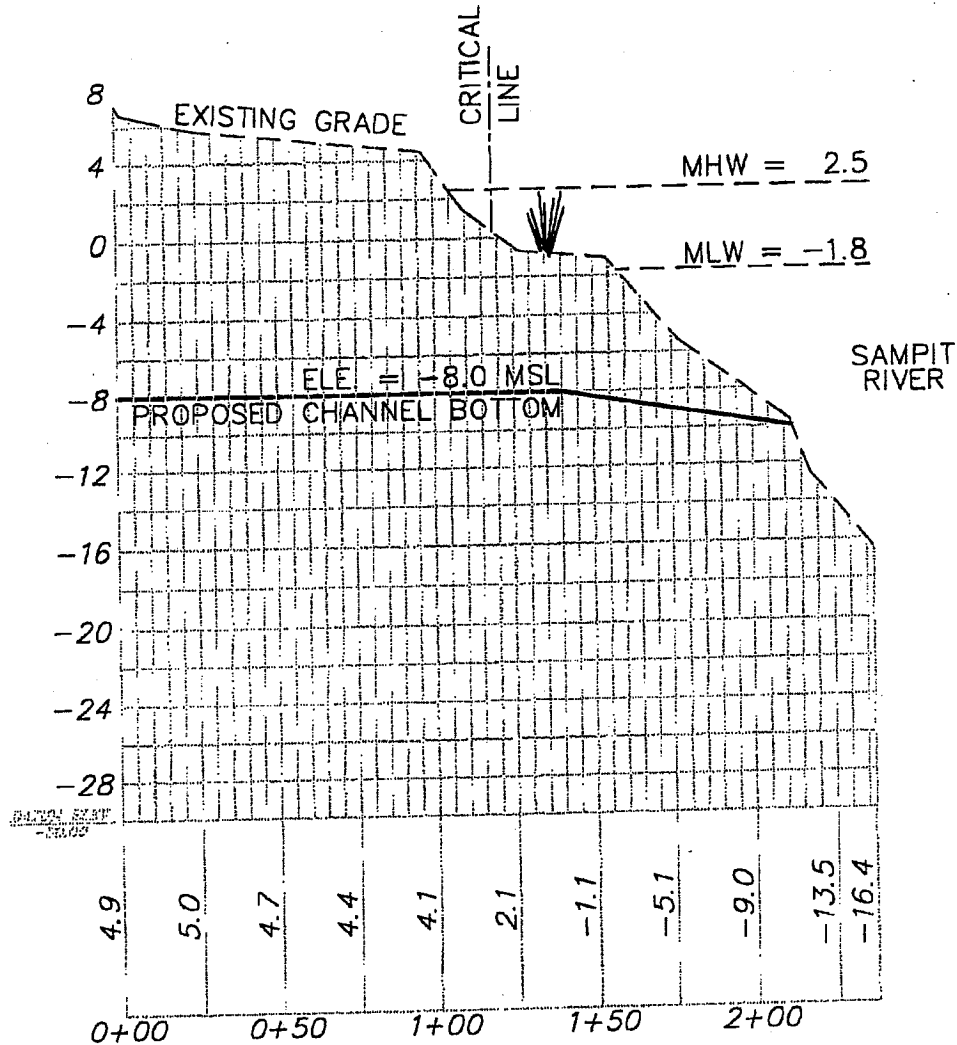
SCALE 1" = 40'

Sheet 12 of 27

[illegible]

858 WACHESAW ROAD
MURRELLS INLET, SC 29574
843/851-7800
843/851-7903 FAX
morthorpe@aol.com

T. LAO NGOM TH. VISTINE R. VISTIAI. TERNA TE. ANEW



Revisions
Date Initials

Project Title: SAMPIT POINT RIVERSIDE

Project Location: GEORGETOWN, SC

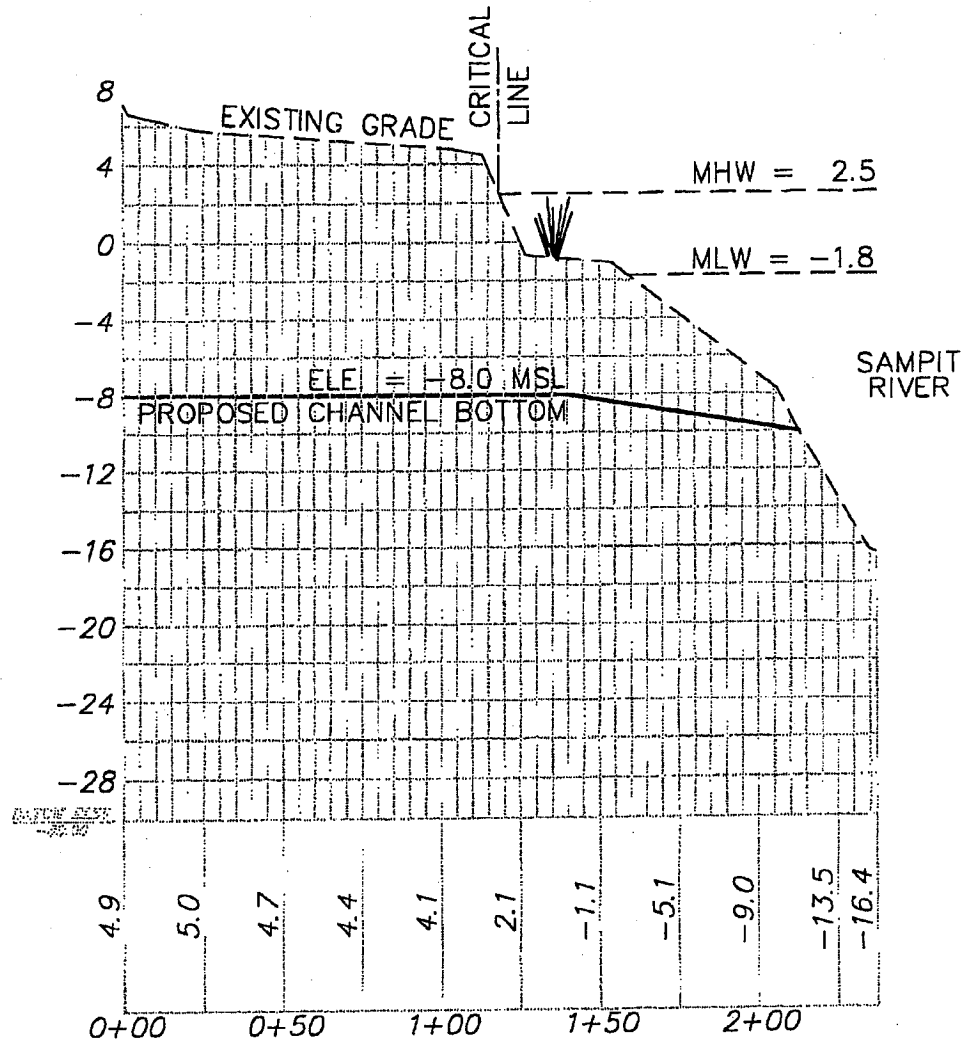
Client: SMITH LAND CO.

Date: 03 JULY 02

Scale: NONE

Drawn by: MAH

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SECTION F-F ALONG EXISTING MARINA
GROUND INTO SAMPIT RIVER



658 WACHESAW ROAD
MURRELLS INLET
SOUTH CAROLINA 29576
843/651-7900
843/651-7903 FAX

Revisions

Date Initials

Project Title: SAMPIT POINT RIVERSIDE

Project Location: GEORGETOWN, SC

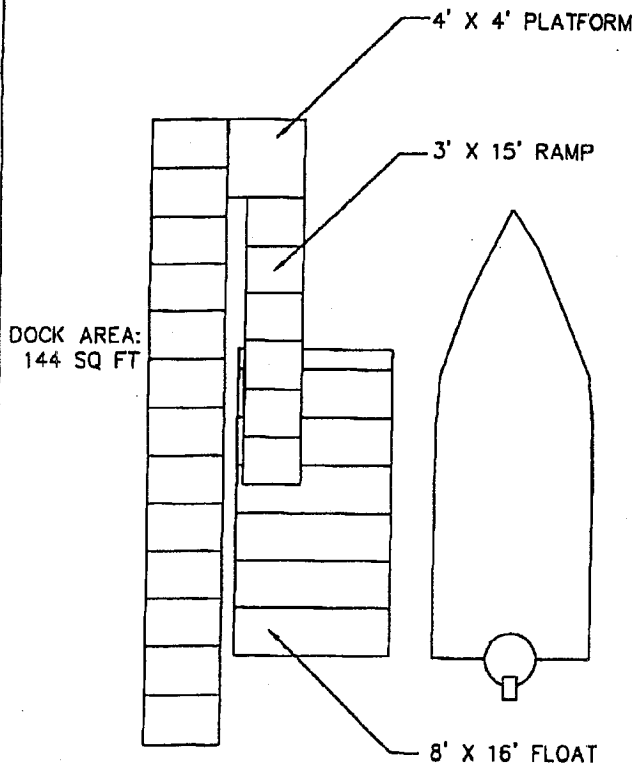
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Date: 03 JULY 02

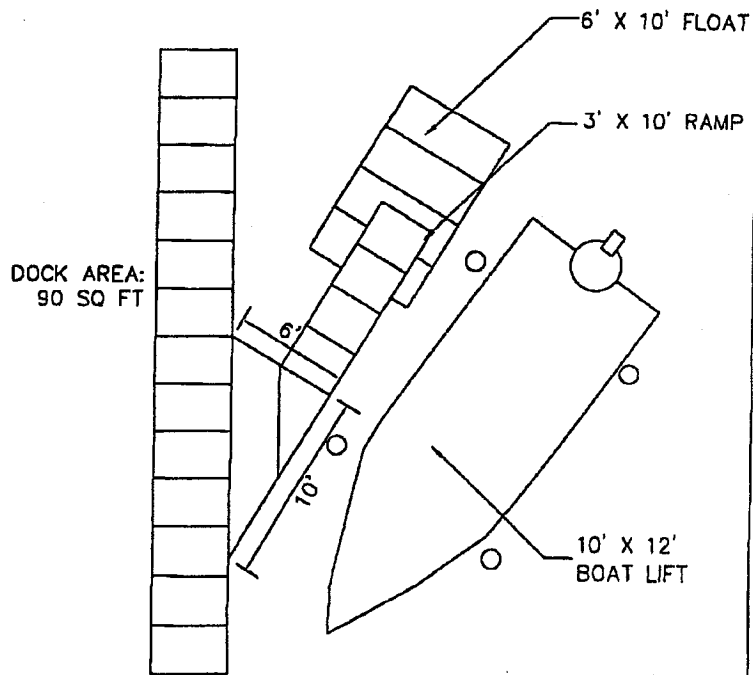
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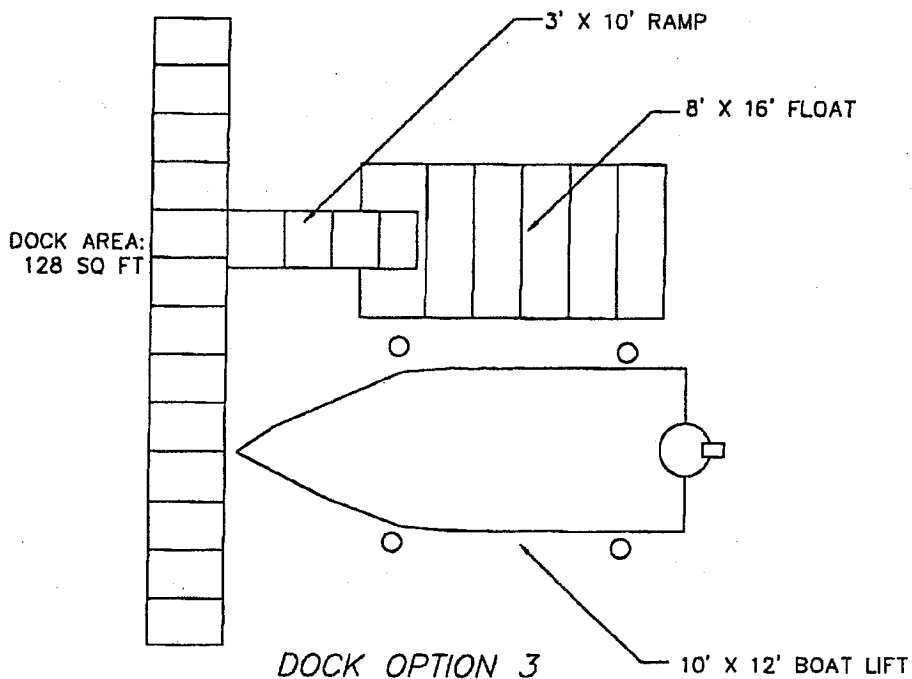
Sheet 14 of 27



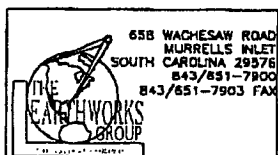
DOCK OPTION 1



DOCK OPTION 2



DOCK OPTION 3



Revisions

Date	Initials
08/8/02	JRH
08/20/02	JRH

Project Title: SAMPIT POINT RIVERSIDE

Project Location: GEORGETOWN, SC

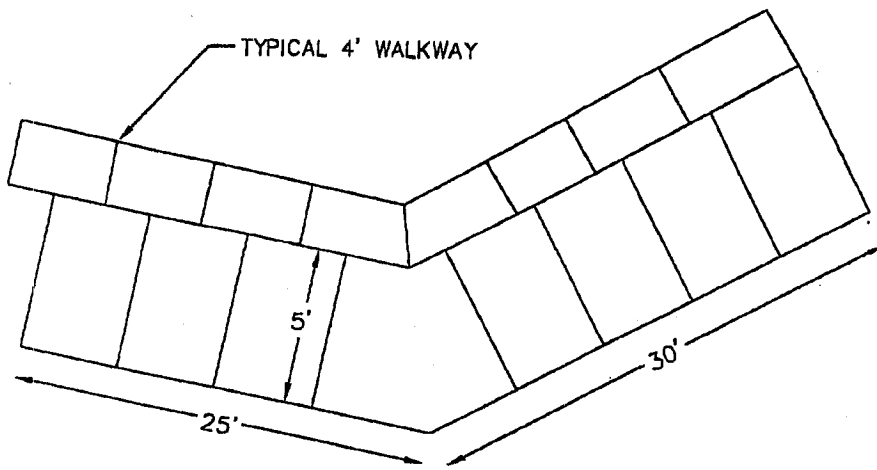
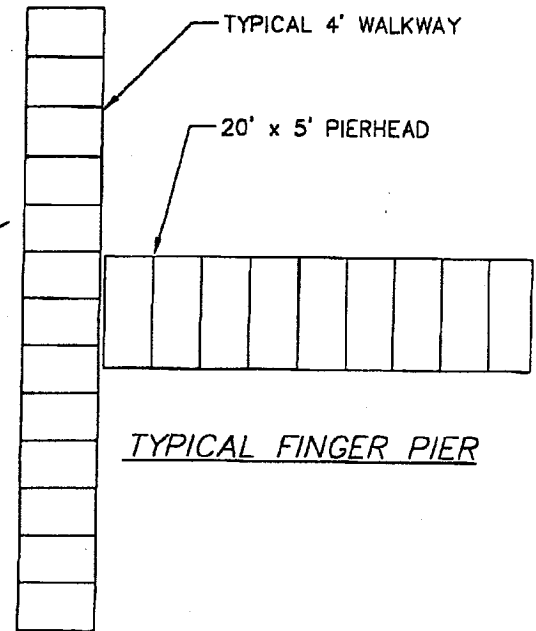
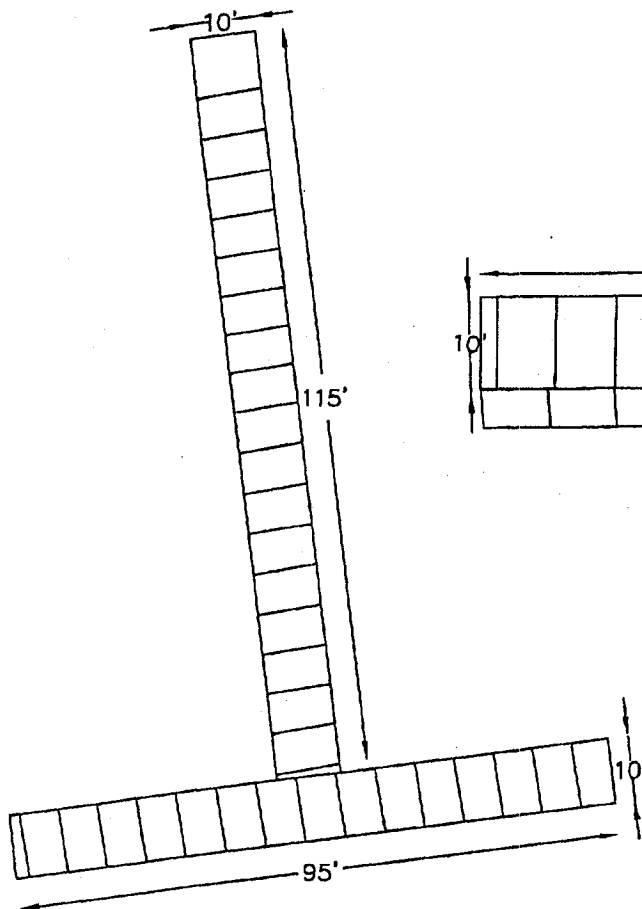
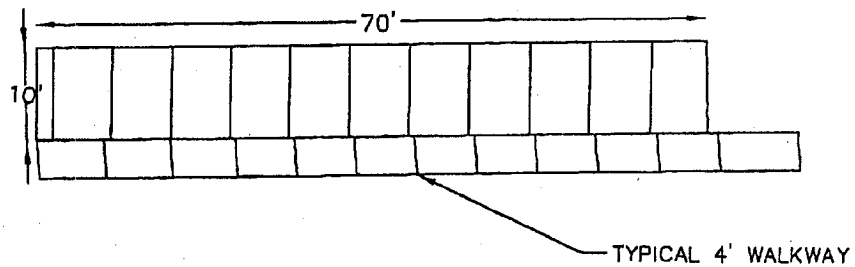
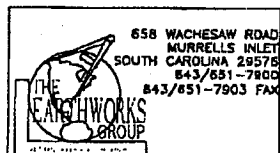
Client: SMITH LAND CO.

Date: 03 JULY 02

Scale: NONE

Drawn by: MAH

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PIERHEAD OPTION 1TYPICAL FINGER PIERPIERHEAD OPTION 2PIERHEAD OPTION 3

Revisions

Date	Initials
08/8/02	JRH

Project Title: SAMPIT POINT RIVERSIDE

Project Location: GEORGETOWN, SC

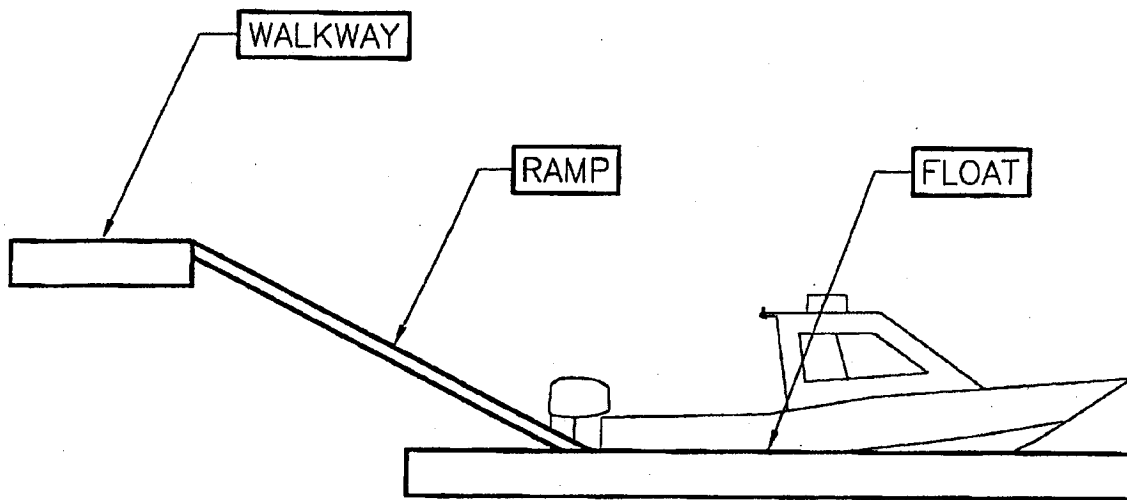
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Date: 03 JULY 02

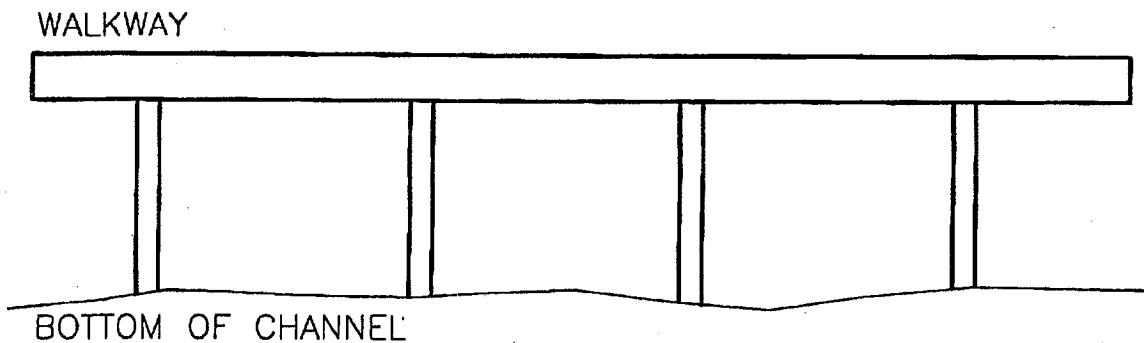
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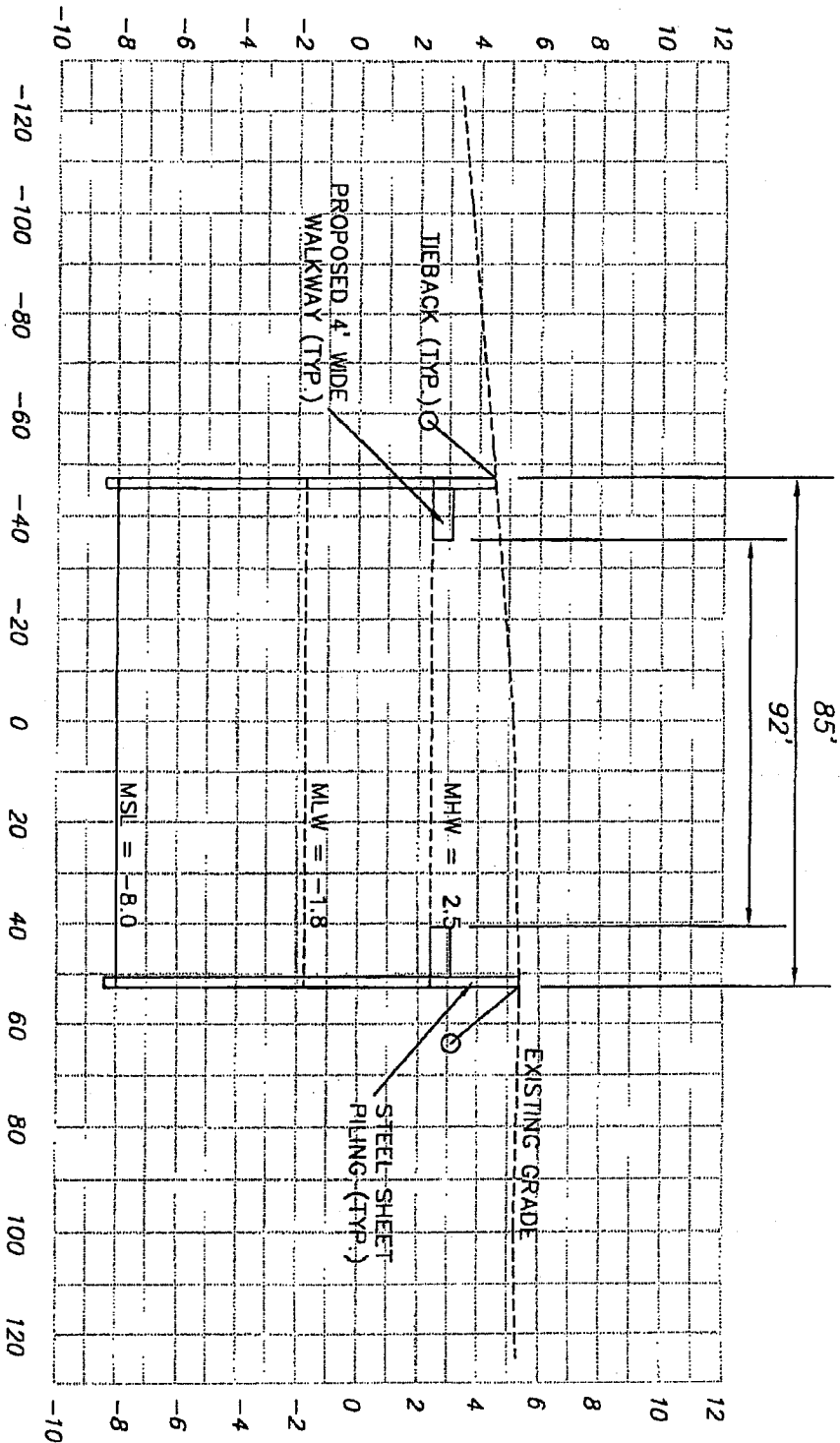


TYP. FLOATING DOCK SIDE VIEW



TYP. PIERHEAD SIDE VIEW

Applicant - DONALD SMITH		sheet 17 of 27		Revisions	
Date: AUG. 8, 2002	Scale: 1" = 4'	Project Title: SAMPIT POINT, RIVERSIDE S/D		Date	Initials
Application #	TYP. SIDE VIEW	Project Location - US HIGHWAY 17		08/8/02	JRH
		GEORGETOWN COUNTY, SC		08/20/02	JRH



SECTION A-A

Applicant - DONALD SMITH

Date: AUG. 8, 2002

Scale: 1" = 30'

Application #

SECTION A-A

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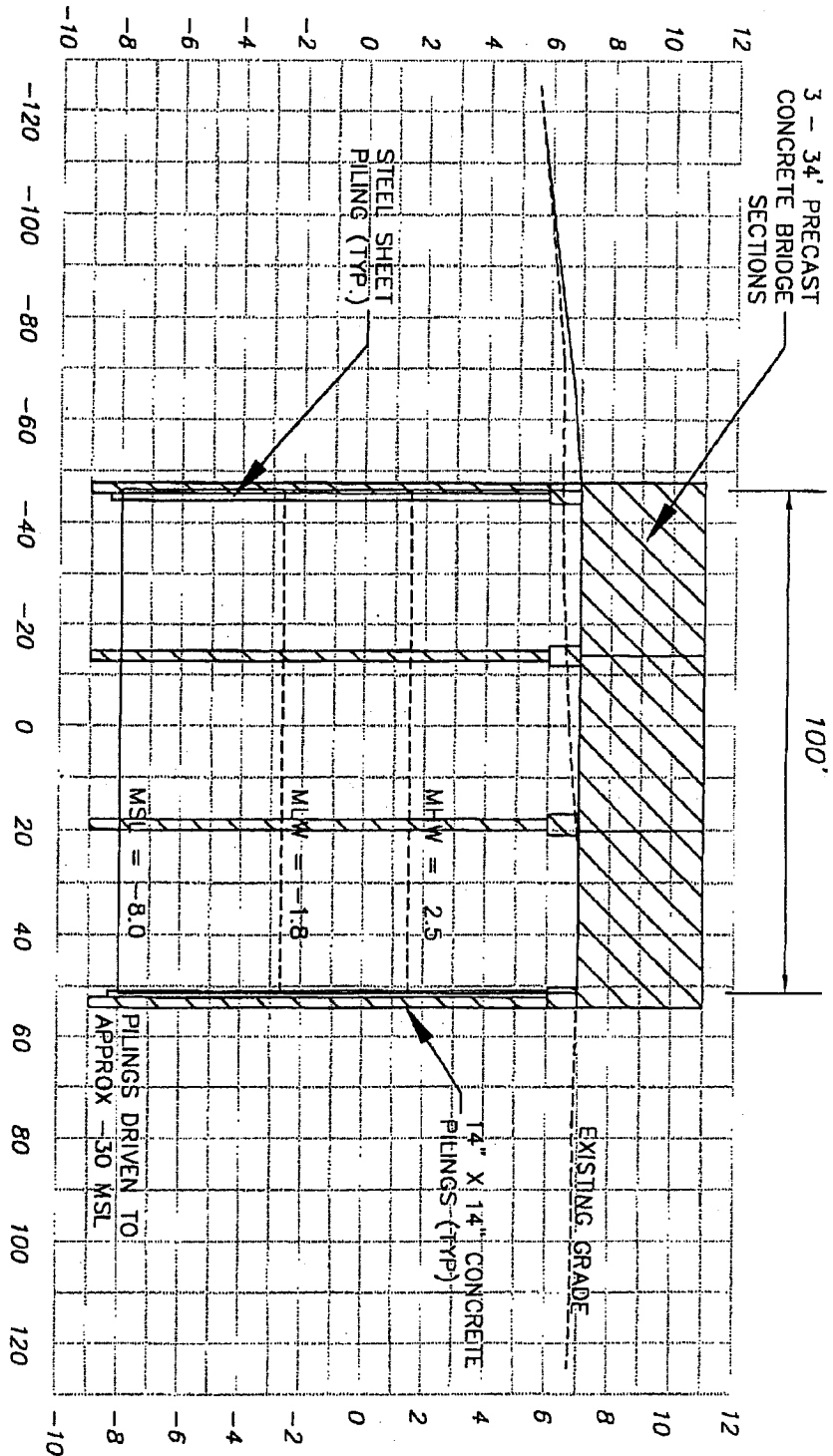
Project Title: SAMPIT POINT, RIVERSIDE S/D

Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC

Revisions

Date Initials

08/8/02 JRH
08/20/02 JRH



SECTION B-B
(HILTON DRIVE BRIDGE)

Applicant - DONALD SMITH

Date: AUG. 8, 2002

Scale: 1" = 30'

Application #

SECTION B-B

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Project Title: SAMPIT POINT, RIVERSIDE S/D

Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC

Revisions

Date Initials

08/8/02 JRH
08/20/02 JRH

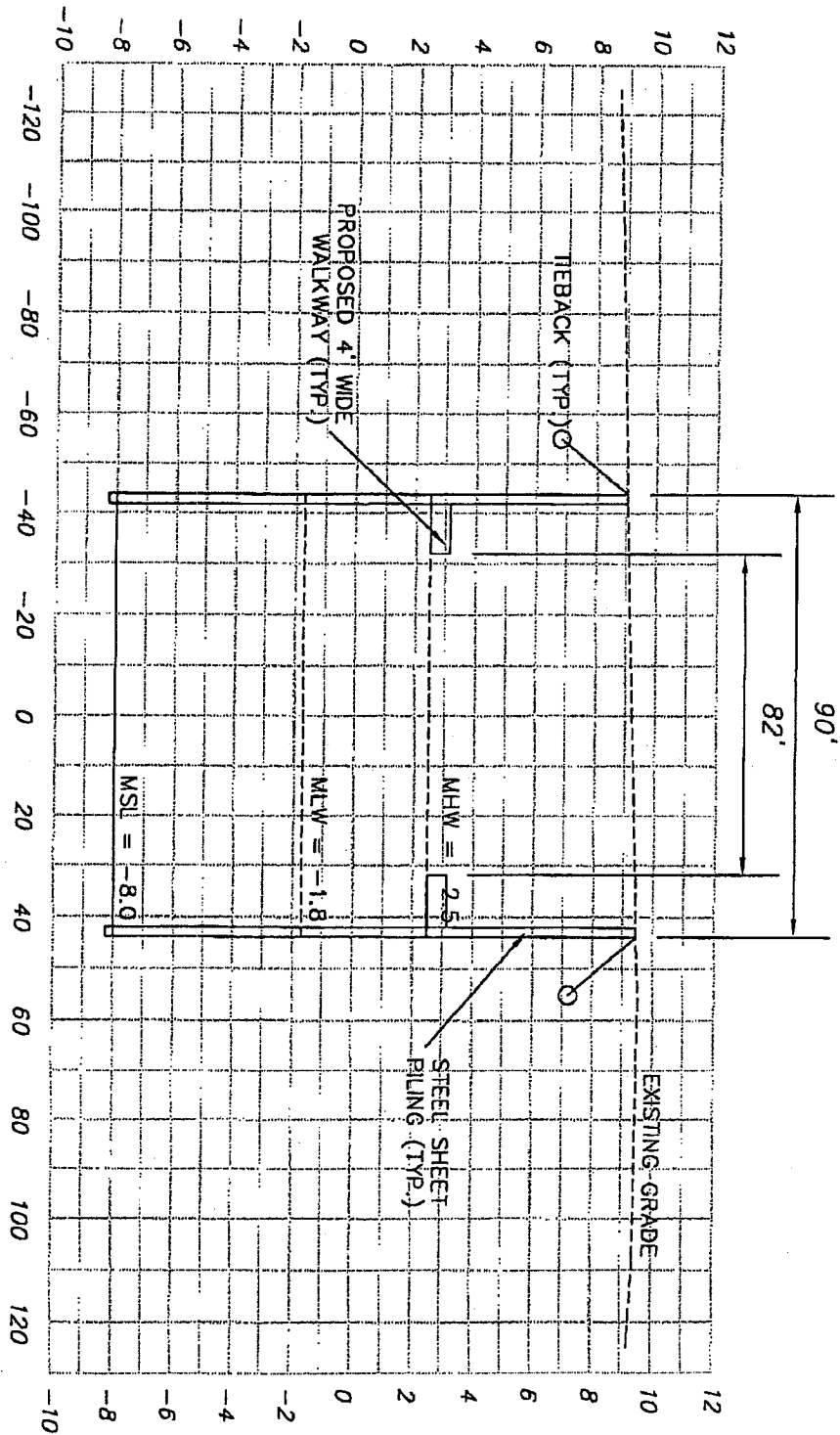
Applicant - DONALD SMITH
Date: AUG. 8, 2002
Application #
Scale: 1" = 30'
SECTION C-C

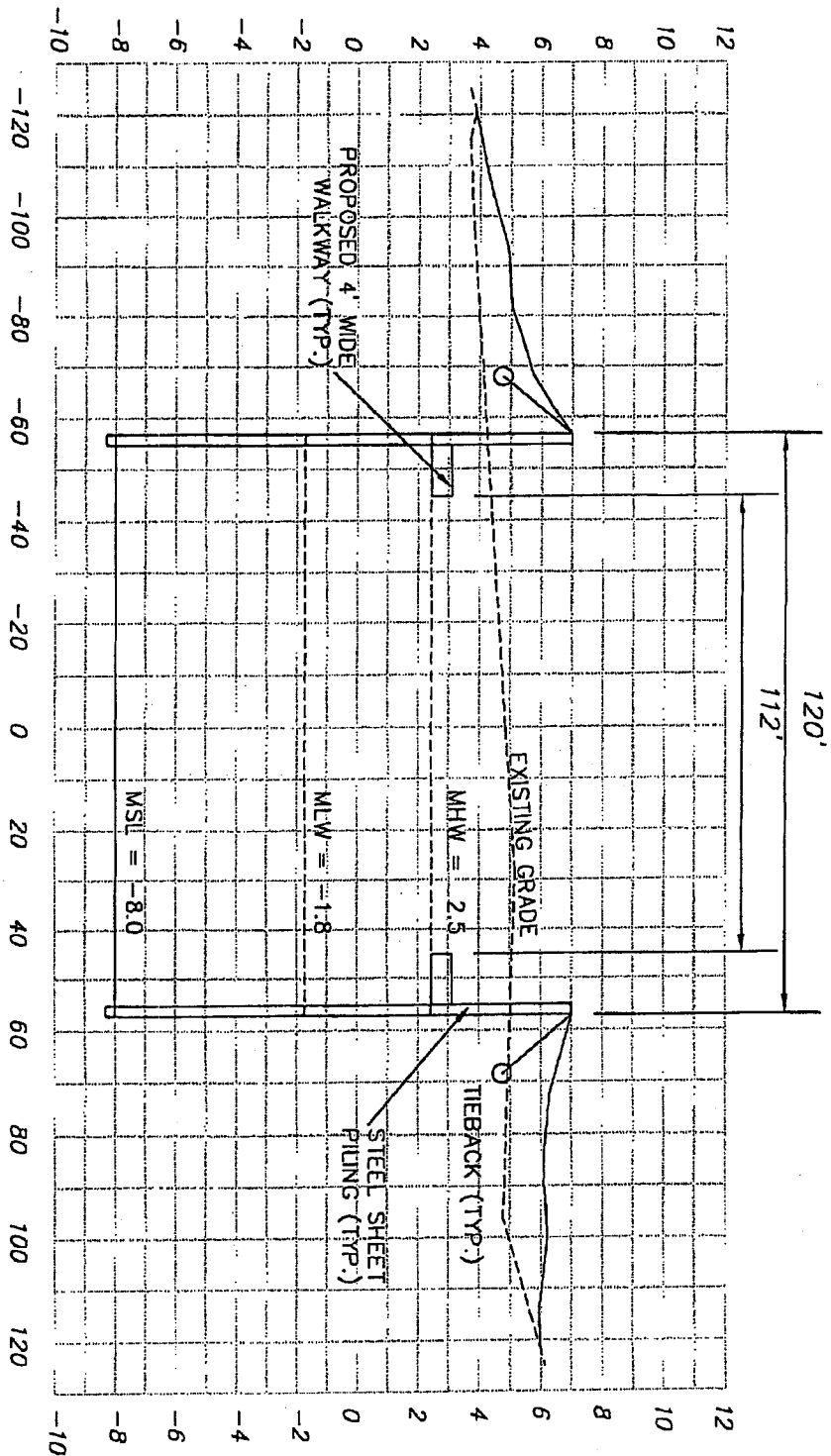
Project Title: SAMPIT POINT, RIVERSIDE S/D
Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC

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Revisions
Date 08/8/02 Initials JRH
08/20/02 JRH

SECTION C-C





SECTION D-D

Applicant - DONALD SMITH

Date: AUG. 8, 2002

Scale: 1" = 30'

Application #

SECTION D-D

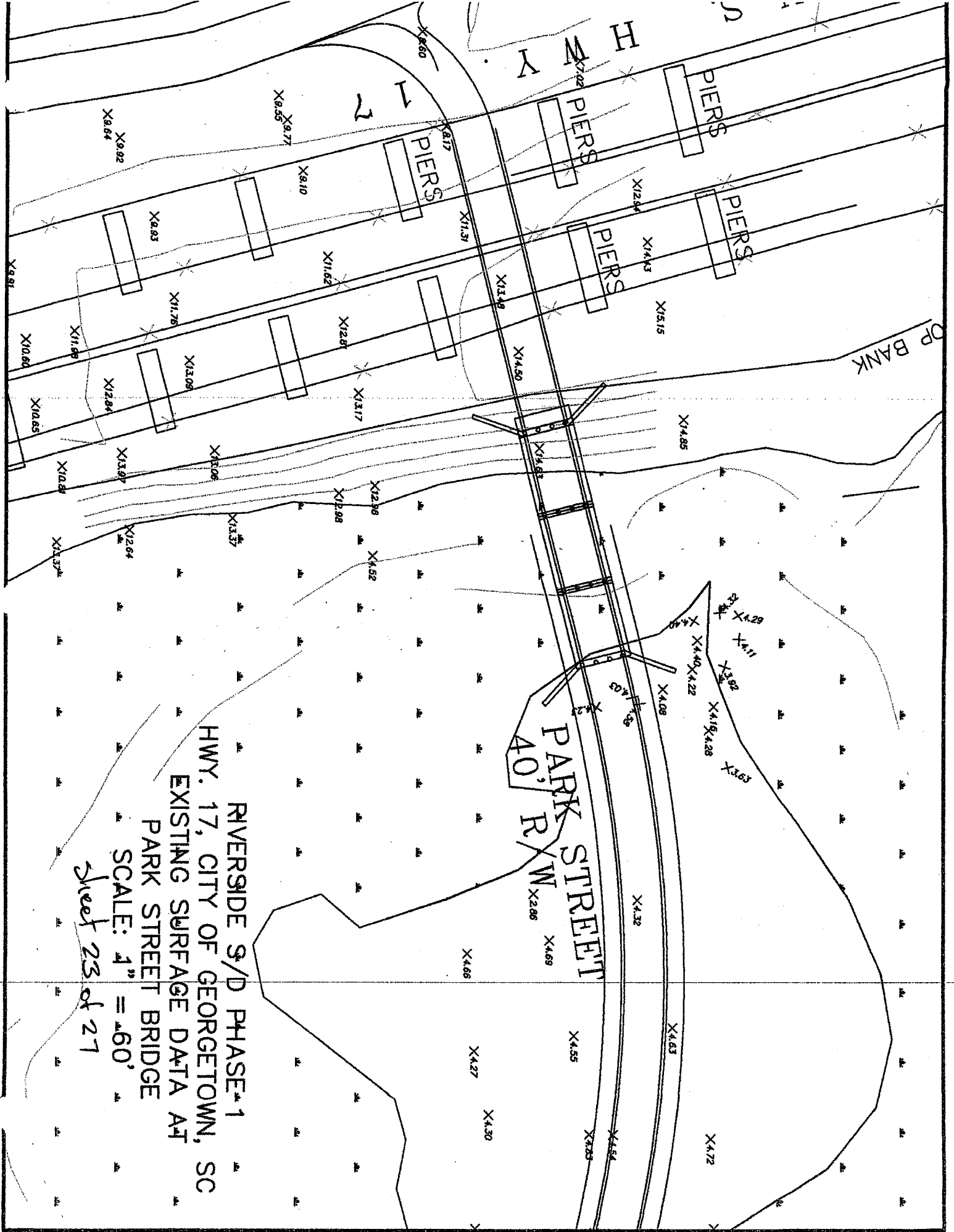
Sheet 21 of 27

Project Title: SAMPT POINT, RIVERSIDE S/D

Project Location - US HIGHWAY 17
GEORGETOWN COUNTY, SC

Revisions

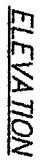
Date 08/8/02 Initials JRH
08/20/02 JRH



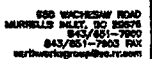
RIVERSIDE S/D PHASE 1
HWY. 17, CITY OF GEORGETOWN, SC
EXISTING SURFACE DATA AT
PARK STREET BRIDGE

SCALE: 1" = 60'

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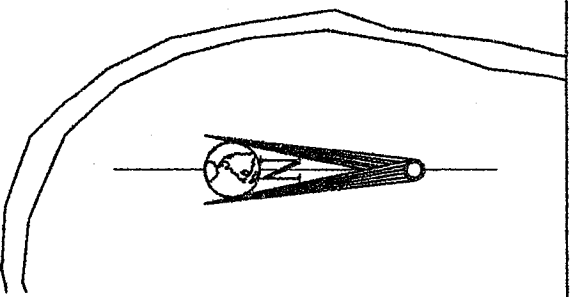
600 WASHINGTON ROAD
MURFREESBORO, TN 38576
843/661-7800
843/661-7805 FAX
NORTHWESTERN AIRCRAFT, INC.



W E T L A N D S

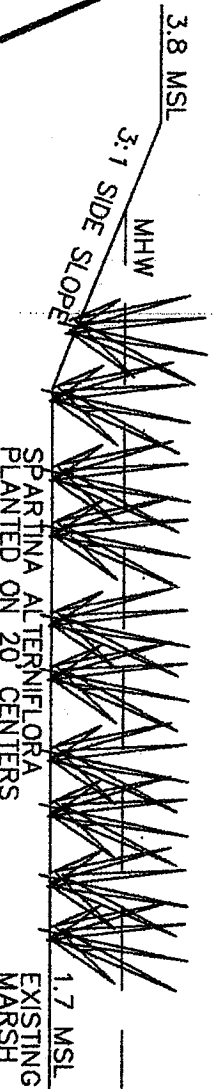
1.7 MSL

CRITICAL AREA CREATION



0.44 AC.
3.8 MSL

0.18 AC.
3.8 MSL



Revisions		Project Title	RIVERSIDE S/D	
Date	Initials	Project Location	GEORGETOWN, SC	
		Applicant	DONALD SMITH	
Date:	15 JULY 02	Date:	15 JULY 02	
Application #		Scale:	1" = 60'	
		Sheet 7 of 26 of 27		

PROPOSED REVEGETATION PLAN REPLANTING - SECTION C

15'

PROPERTY LINE

EXISTING GRADE

NEW OCRM CRITICAL LINE

EXISTING UPLANDS
TO BE EXCAVATED TO
GRADE OF SURROUNDING
CRITICAL AREA

SPARTINA @ 20 FT OC

OCR M CRITICAL LINE

3:1
SLOPE

EXISTING GRADE

MHW +2.5 MSL
MLW -1.7 MSL

UPLAND AREA TO BE EXCAVATED TO CREATE INTERTIDAL HABITAT.
SURFACE TO VARY +/- 0.5 FT TO ALLOW SITE TO PROVIDE FOR MICROTOPOGRAPHY.

Revisions

Date Initials

Project Title RIVERSIDE S/D

Project Location GEORGETOWN, SC

Applicant DONALD SMITH

Date: 15 JULY 02 Scale: NO SCALE

Application #

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